



# PLANNING COMMISSION SUMMARY OF ACTIONS

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GLW

October 23, 2002

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PRESENT: Commissioners Alcorn, Byers, de la Fe, DuBois, Hall, Harsel, Kelso, Koch, Moon, Smyth, Wilson

ABSENT: Commissioner Murphy

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The meeting was called to order at 8:20 p.m. by Vice-Chairman John R. Byers.

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## COMMISSION MATTERS

Commissioner Alcorn, citing the need for more community input, MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON THE PROPOSED ZONING ORDINANCE AMENDMENT FOR PRIVATE ATHLETIC TRAINING AND ADMINISTRATIVE FACILITIES IN CONJUNCTION WITH A PUBLIC USE, CURRENTLY SCHEDULED FOR WEDNESDAY, OCTOBER 30, 2002, TO A DATE CERTAIN OF NOVEMBER 13, 2002.

Commissioner Koch seconded the motion which carried unanimously with Commissioner DuBois not present for the vote; Commissioner Murphy absent from the meeting.

Commissioner Alcorn noted that since this Zoning Ordinance Amendment had been the only item scheduled on the agenda for next Wednesday, that with approval of this deferral, there would be no Planning Commission meeting on October 30, 2002.

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Commissioner Smyth reminded the Commission, however, that a Policy and Procedures Committee meeting would be held next Wednesday, October 30, 2002 at 7:30 p.m. She added that implementation of the new Development Criteria in the Policy Plan would be the subject of discussion and that the public was invited.

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## AREA PLANS REVIEW MARKUP (Mount Vernon and Lee Districts)

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RESOLVE ITSELF INTO A COMMITTEE-OF-THE-WHOLE FOR PURPOSES OF MAKING RECOMMENDATIONS ON AREA PLANS REVIEW NOMINATIONS IN THE LEE AND MOUNT VERNON DISTRICTS.

Commissioner Hall seconded the motion which carried unanimously with Commissioner DuBois not present for the vote; Commissioner Murphy absent from the meeting.

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## **MOUNT VERNON DISTRICT**

### APR-02-III-2P

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

The motion carried unanimously with Commissioner Kelso not present for the vote; Commissioner Murphy absent from the meeting.

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### APR-02-IV-1LP

### APR-02-IV-6LP

### APR-02-IV-8LP

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DENY APR-02-IV-1LP.

Commissioner Byers, for item 6LP, MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF ALTERNATIVE FOUND ON PAGES 32 AND 33 OF STAFF REPORTS BOOK 1 FOR THE MOUNT VERNON DISTRICT AND IN THIS HANDOUT, DATED OCTOBER 23, 2002, BUT WITH THE FOLLOWING CHANGES: DELETE THE SECOND BULLET REFERRING TO BUILDING HEIGHT, AND CHANGE THE FAR FROM .35 TO .50.

Commissioner Byers, for item 8LP, MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF ALTERNATIVE ALSO FOUND IN THE STAFF REPORTS BOOK ON PAGES 32 AND 33 AND IN THE TEXT HERE IN MY HANDOUT.

Each motion carried unanimously with Commissioner Kelso not present for the vote; Commissioner Murphy absent from the meeting.

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### APR-02-IV-2LP

### APR-02-IV-7LP

### APR-02-IV-10LP

Commissioner Byers, for APR-02-IV-7LP, MOVED THAT THE PLANNING COMMISSION APPROVE THE TASK FORCE ALTERNATIVE TO ADD AN OPTION FOR PUBLIC OPEN SPACE/PARK LAND, WITH THE REMOVAL OF LOT 16A.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DENY APR-02-IV-2LP AND 10LP.

Each motion carried unanimously with Commissioner Kelso not present for the vote; Commissioner Murphy absent from the meeting.

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APR-02-IV-3LP

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE THE TASK FORCE RECOMMENDATION SHOWN IN MY HANDOUT DATED OCTOBER 23, 2002.

The motion carried unanimously with Commissioner Kelso not present for the vote; Commissioner Murphy absent from the meeting.

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APR-02-IV-4LP

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE THE NOMINATION AS MODIFIED BY THE TASK FORCE AND STAFF.

The motion carried unanimously with Commissioner Kelso not present for the vote; Commissioner Murphy absent from the meeting.

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APR-02-IV-5LP

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE THE TASK FORCE RECOMMENDATION AS MODIFIED.

The motion carried by a vote of 8-0-2 with Commissioners Alcorn and Smyth abstaining; Commissioner Kelso not present for the vote; Commissioner Murphy absent from the meeting.

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APR-02-IV-9LP

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND AN ALTERNATIVE TO THE NOMINATION THAT WOULD RETAIN THE CURRENT PLAN LANGUAGE FOR SUB-UNITS B5a AND B5b AND WOULD MODIFY LAND UNIT C TO ALLOW DEVELOPMENT OF ADDITIONAL OFFICE AND PROVIDE AN OPPORTUNITY TO ESTABLISH SUPPORTING RETAIL USES.

The motion carried unanimously with Commissioner Kelso not present for the vote; Commissioner Murphy absent from the meeting.

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APR-02-IV-11LP

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE THE NOMINATION AS SUBMITTED.

The motion carried unanimously with Commissioner Kelso not present for the vote; Commissioner Murphy absent from the meeting.

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APR-02-IV-1MV

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION AND RETAIN THE CURRENT COMPREHENSIVE PLAN LANGUAGE.

The motion carried unanimously with Commissioner Kelso not present for the vote; Commissioner Murphy absent from the meeting.

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APR-02-IV-2MV

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION AND RETAIN THE CURRENT COMPREHENSIVE PLAN LANGUAGE.

The motion carried unanimously with Commissioner Kelso not present for the vote; Commissioner Murphy absent from the meeting.

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APR-02-IV-4MV

Commissioner Byers MOVED THAT WE DEFER ACTION ON THIS CASE TO A DATE CERTAIN OF 13 NOVEMBER 2002.

The motion carried unanimously with Commissioner Kelso not present for the vote; Commissioner Murphy absent from the meeting.

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APR-02-IV-6MV

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION AND RETAIN THE CURRENT COMPREHENSIVE PLAN LANGUAGE.

The motion carried unanimously with Commissioner Kelso not present for the vote; Commissioner Murphy absent from the meeting.

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APR-02-IV-7MV

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF ALTERNATIVE FOUND ON PAGE 15 OF THE STAFF REPORTS BOOK 2 AND ON PAGE 11 OF MY HANDOUT DATED OCTOBER 23, 2002.

The motion carried unanimously with Commissioner Kelso not present for the vote; Commissioner Murphy absent from the meeting.

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APR-02-IV-8MV

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE A PLANNING COMMISSION ALTERNATIVE AS FOUND ON PAGES 11 AND 12 IN MY HANDOUT DATED OCTOBER 23, 2002.

The motion carried unanimously with Commissioner Kelso not present for the vote; Commissioner Murphy absent from the meeting.

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APR-02-IV-10MV

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE THE NOMINATION AS SUBMITTED AND SHOWN ON PAGE 38 OF THE MOUNT VERNON DISTRICT STAFF REPORTS BOOK 2 AND ON PAGE 12 OF MY HANDOUT.

The motion carried unanimously with Commissioner Kelso not present for the vote; Commissioner Murphy absent from the meeting.

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APR-02-IV-14MVAPR-02-IV-24MVAPR-02-IV-25MVAPR-02-IV-26MVAPR-02-IV-28MV

Commissioner Byers, for APR-02-IV-25MV, 26MV and 28MV, MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE TASK FORCE RECOMMENDATIONS AND APPROVE THE NOMINATIONS AS MODIFIED. THE REVISED TEXT IS FOUND ON PAGES 13 AND 14 OF MY HANDOUT DATED OCTOBER 23, 2002.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DENY APR-02-IV-14 AND 24MV.

Both motions carried unanimously with Commissioner Kelso not present for the vote; Commissioner Murphy absent from the meeting.

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APR-02-IV-15MV

APR-02-IV-17MV

Commissioner Byers MOVED THE PLANNING COMMISSION DENY THE NOMINATIONS AND RETAIN THE CURRENT COMPREHENSIVE PLAN LANGUAGE.

The motion carried unanimously with Commissioner Kelso not present for the vote; Commissioner Murphy absent from the meeting.

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APR-02-IV-18MV

APR-02-IV-19MV

Commissioner Byers, for APR-02-IV-18MV, MOVED THAT THE PLANNING COMMISSION APPROVE A PLANNING COMMISSION ALTERNATIVE SHOWN ON PAGES 14 AND 15 OF MY HANDOUT DATED OCTOBER 23, 2002.

Commissioner Byers, for APR-02-IV-19MV, MOVED THAT THE PLANNING COMMISSION APPROVE A PLANNING COMMISSION ALTERNATIVE SHOWN ON PAGE 15 OF MY HANDOUT DATED OCTOBER 23, 2002.

Both motions carried unanimously with Commissioner Kelso not present for the vote; Commissioner Murphy absent from the meeting.

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APR-02-IV-20MV

APR-02-IV-21MV

Commissioner Byers, for APR-02-IV-20MV and 21MV, MOVED THAT THE PLANNING COMMISSION APPROVE THE TASK FORCE RECOMMENDATION SHOWN ON PAGES 15 AND 16 OF MY HANDOUT DATED OCTOBER 23, 2002.

The motion carried unanimously with Commissioner Kelso not present for the vote; Commissioner Murphy absent from the meeting.

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APR-02-IV-22MV

Commissioner Byers MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE TASK FORCE RECOMMENDATION AND APPROVE THE STAFF ALTERNATIVE FOUND ON PAGE

146 OF THE STAFF REPORT BOOK 2 FOR MOUNT VERNON DISTRICT AND SHOWN ON PAGE 16 OF MY HANDOUT DATED OCTOBER 23, 2002.

The motion carried unanimously with Commissioner Kelso not present for the vote; Commissioner Murphy absent from the meeting.

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APR-02-IV-4S

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE A PLANNING COMMISSION ALTERNATIVE AS SHOWN ON PAGES 16 AND 17 MY HANDOUT DATED OCTOBER 23, 2002

The motion carried unanimously with Commissioner Kelso not present for the vote; Commissioner Murphy absent from the meeting.

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APR-02-IV-6S

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE A PLANNING COMMISSION ALTERNATIVE AS FOUND ON PAGE 17 OF MY HANDOUT DATED OCTOBER 23, 2002.

The motion carried unanimously with Commissioner Kelso not present for the vote; Commissioner Murphy absent from the meeting.

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**LEE DISTRICT**

APR-02-IV-11MV

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF AND TASK FORCE ALTERNATIVE FOUND IN PAGE 6 OF THE LEE DISTRICT STAFF REPORTS BOOK AND SHOWN IN MY HANDOUT DATED OCTOBER 23, 2002.

The motion carried unanimously with Commissioner Murphy absent from the meeting.

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APR-02-IV-12MV

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF AND TASK FORCE ALTERNATIVE. THE ALTERNATIVE CAN BE FOUND ON PAGES 17 AND 18 OF THE LEE DISTRICT STAFF REPORTS BOOK AND IS SHOWN IN MY HANDOUT DATED OCTOBER 23, 2002.

The motion carried unanimously with Commissioner Murphy absent from the meeting.

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APR-02-IV-13MV (Lee District)

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF AND TASK FORCE ALTERNATIVE AS SHOWN ON PAGE 29 OF THE LEE DISTRICT STAFF REPORTS BOOK AND IN MY HANDOUT DATED OCTOBER 23, 2002.

The motion carried unanimously with Commissioner Murphy absent from the meeting.

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APR-02-IV-16MV

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF ALTERNATIVE SHOWN ON PAGE 40 OF THE LEE DISTRICT STAFF REPORTS BOOK AND INCLUDED IN MY HANDOUT DATED OCTOBER 23, 2002.

The motion carried unanimously with Commissioner Murphy absent from the meeting.

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APR-02-IV-27MV

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE THE PLANNING COMMISSION ALTERNATIVE SHOWN IN MY HANDOUT DATED OCTOBER 23, 2002.

The motion carried unanimously with Commissioner Murphy absent from the meeting.

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APR-02-IV-29MV

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION DENY APR-02-IV-29MV AND RETAIN THE EXISTING COMPREHENSIVE PLAN LANGUAGE.

The motion carried unanimously with Commissioner Murphy absent from the meeting.

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APR-02-IV-23MV

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF AND TASK FORCE ALTERNATIVE FOUND ON PAGE 74 OF THE LEE DISTRICT STAFF REPORTS BOOK AND SHOWN IN MY HANDOUT DATED OCTOBER 23, 2002.

The motion carried unanimously with Commissioner Murphy absent from the meeting.

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S02-IV-RH1 - OUT-OF-TURN PLAN AMENDMENT (Lee District)

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS DENIAL OF THE NOMINATION, RETAINING THE CURRENT PLAN.

The motion carried unanimously with Commissioner Murphy absent from the meeting.

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APR-02-IV-2RHAPR-02-IV-6RH

Commissioner Kelso, for APR-02-IV-2RH, MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION.

Commissioner Kelso, for APR-02-IV-6RH, MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF AND TASK FORCE ALTERNATIVE AS SHOWN ON PAGE 98-99 OF THE LEE DISTRICT STAFF REPORTS BOOK AND INCLUDED IN MY HANDOUT DATED OCTOBER 23, 2002.

The motions carried unanimously with Commissioner Murphy absent from the meeting.

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APR-02-IV-9RH

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF AND TASK FORCE ALTERNATIVE SHOWN ON PAGE 110 OF THE LEE DISTRICT TASK FORCE REPORTS BOOK AND IN MY HANDOUT DATED OCTOBER 23, 2002.

The motion carried unanimously with Commissioner Murphy absent from the meeting.

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APR-02-IV-1RH

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF AND TASK FORCE ALTERNATIVE, WHICH CAN BE FOUND ON PAGE 122 OF THE LEE DISTRICT STAFF REPORTS BOOK AND IS INCLUDED IN MY HANDOUT DATED OCTOBER 23, 2002, WITH THE FOLLOWING CHANGE TO PARAGRAPH 48: DELETE THE LAST PART OF THE LAST SENTENCE OF THAT PARAGRAPH WHICH SAYS: "...AND A DECELERATION LANE ON THE BEULAH STREET FRONTAGE IS PROVIDED."

The motion carried unanimously with Commissioner Murphy absent from the meeting.

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APR-02-IV-3RH

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

The motion carried unanimously with Commissioner Murphy absent from the meeting.

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APR-02-IV-4RHAPR-02-IV-5RHAPR-02-IV-8RH

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION DENY ALL THREE NOMINATIONS AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

The motion carried unanimously with Commissioner Murphy absent from the meeting.

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APR-02-IV-1S

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION DENY THE NOMINATION AND RETAIN THE CURRENT COMPREHENSIVE PLAN.

The motion carried unanimously with Commissioner Murphy absent from the meeting.

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APR-02-IV-2S

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE THE STAFF AND TASK FORCE RECOMMENDATION.

The motion carried unanimously with Commissioner Murphy absent from the meeting.

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APR-02-IV-5S

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE AN ALTERNATIVE WHICH RETAINS BASELINE FOR RESIDENTIAL USE AT 1 TO 2 DWELLING UNITS PER ACRE BUT ADDS AN OPTION FOR 3 TO 4 DWELLING UNITS PER ACRE WITH CONDITIONS THAT REFLECT THE TASK FORCE RECOMMENDATION, AS SHOWN IN MY HANDOUT DATED OCTOBER 23, 2002.

The motion carried unanimously with Commissioner Murphy absent from the meeting.

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APR-02-IV-8S

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE THE TASK FORCE ALTERNATIVE TO ALLOW A CHANGE IN USE FROM HOTEL TO OFFICE IN THE METRO PARK OFFICE PARK LOCATED NEAR BEULAH STREET AND THE FRANCONIA SPRINGFIELD PARKWAY, AS SHOWN IN MY HANDOUT DATED OCTOBER 23, 2002.

The motion carried unanimously with Commissioner Murphy absent from the meeting.

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At the conclusion of the markup session, Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RATIFY THE ACTIONS TAKEN THIS EVENING AND RECOMMEND THAT THE BOARD OF SUPERVISORS CONCUR WITH THESE RECOMMENDATIONS MADE ON AREA PLANS REVIEW ITEMS IN THE LEE AND MOUNT VERNON DISTRICTS.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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The meeting adjourned at 9:18 p.m.  
John R. Byers, Vice Chairman